



(7.3% CAP RATE)! DADE CITY AVE. MARATHON GAS STATION W/ "GO MARKET" C-STORE FOR SALE!

(7.35% CAP RATE) DADE CITY PURE NNN MARATHON GAS STATION W/ SIGNATURE "GO MARKET" C-STROE FOR SALE!

13851 7th Street , Dade City , FL 33525

CONFIDENTIAL OFFERING MEMORANDUM • JANUARY 14, 2026

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## CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty.

RETAIL PROPERTY FOR SALE





# PROPERTY INFORMATION







## (7.35% CAP RATE) DADE CITY PURE NNN MARATHON GAS STATION W/ SIGNATURE "GO MARKET" C-STROE FOR SALE!

13851 7th Street , Dade City , FL 33525

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,100,000
Pure NNN Lease:	Yes, 20-Year Term
Lease Extensions:	(2) 5-Year Options
Cap Rate 2025:	7.3%
Cap Rate 2030:	8%
Cap Rate 2035:	9%
Cap Rate 2040:	11%
Cap Rate 2044:	12%
Avg. 20-Year Cap Rate:	9.32%
Lot Size:	0.46 Acres
Year Built:	1987
Building Size:	1,250 SF
Renovated:	2024
Zoning:	Convenience Stores w/Gas
Market:	Dade City
Submarket:	Tampa

### PROPERTY OVERVIEW

THIS FULLY REMODELED, 4-PUMP MARATHON GAS STATION WITH A SIGNATURE "GO MARKET" C-STORE IS LOCATED IN THE HEART OF DOWNTOWN DADE CITY, FL. THE PROPERTY SITS AT A BUSY INTERSECTION WITH HEAVY TRAFFIC DIRECTLY ON US HWY-98. US HWY-98 IS A MAJOR HIGHWAY THAT RUNS FROM WEST PALM BEACH ALL THE WAY THROUGH MISSISSIPPI. COVING A MASSIVE AMOUNT OF REAL ESTATE AND IS ONE OF THE LARGEST HIGHWAYS IN THE ENTIRE STATE.

THIS ONE-OF-A-KIND INVESTMENT OPPORTUNITY COMES WITH A 4-PUMP STATION, A FULLY REMODELED "GO MARKET" FOOD MART, & STRONG HISTORIC SALES. THE CURRENT OPERATOR HAS RUN THIS LOCATION FOR OVER 8 YEARS AND HAS BEEN IN THE BUSINESS FOR OVER 36 YEARS! THEY HAVE MANY LOCATIONS IN THE STATE AND ARE EXTREMELY STRONG! CURRENTLY, THE PROPERTY HAS A NEW 20-YEAR PURE NNN LEASE THAT WILL BE SIGNED AT CLOSING & RUN FOR A FULL 20-YEAR TERM. THE RENTAL RATE STARTS AT \$12,800 (PER MONTH) IN 2025 & WILL INCREASE BY 2% EVERY YEAR UNTIL THE END OF THE 10-YEAR TERM. THE TENANT ALSO HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY & FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED BY THE OPERATOR & BACKED BY A MARATHON GAS AGREEMENT THROUGHOUT THE TERM OF THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF 7.3%. WITH THE RENTAL INCREASES EVERY YEAR BUILT INTO THE CURRENT LEASE, THIS NUMBER WILL ONLY GROW! BY 2030, THE BUYER WILL EASILY SURPASS A CAP RATE OF 8% & THIS WILL RISE, 5 YEARS LATER, TO A CAP RATE OF OVER 9%. BY THE FINAL YEARS OF THE LEASE, THE CAP RATE WILL SURPASS 12%, WITH UPSIDE FOR MORE AFTER THE INITIAL TERM. THIS IS AN AMAZING RETURN FOR A NNN ASSET THAT IS COMPLETELY HANDS-OFF FOR THE BUYER!

### SECTION 1 • PROPERTY INFORMATION



# FINANCIAL ANALYSIS



Rent roll and financial data is unverified and subject to change. Refer to the Confidentiality & Disclaimer page for important assumptions and limitations. Buyer to independently verify all income, expense, and lease information.





**(7.35% CAP RATE) DADE CITY PURE NNN MARATHON GAS STATION W/  
SIGNATURE "GO MARKET" C-STROE FOR SALE!**

13851 7th Street , Dade City , FL 33525

**RENT ROLL\***

**Rent Roll: PURE NNN DADE CITY (MARATHON STATION) FOR SALE**

Date 11/21/25  
 Property Name **DADE CITY MARATHON GAS STATION W/ "GO MARKET" C-STORE FOR SALE!**  
 City, State 13851 7TH Street Dade City, Fl  
 Total Units GAS STATION WITH 10-YEAR PURE NNN LEASE  
 Rental Bump: 2% RENTAL INCREASES EVERY YEAR!

YEAR		MONTHLY RENT	TOTAL ANNUAL RENT
2025	1	\$12,800	\$153,600
2026	2	\$13,056	\$156,672
2027	3	\$13,317	\$159,805
2028	4	\$13,583	\$163,002
2029	5	\$13,855	\$166,262
2030	6	\$14,132	\$169,587
2031	7	\$14,415	\$172,979
2032	8	\$14,703	\$176,438
2033	9	\$14,997	\$179,967
2034	10	\$15,297	\$183,566
2035	11	\$15,603	\$187,238
2036	12	\$15,915	\$190,982
2037	13	\$16,233	\$194,802
2038	14	\$16,558	\$198,698
2039	15	\$16,889	\$202,672
2040	16	\$18,578	\$222,939
2041	17	\$22,184	\$266,208
2042	18	\$22,184	\$266,208
2043	19	\$22,184	\$266,208
2044	20	\$22,184	\$266,208

\*\* Lease is Pure NNN, tenants pay for all expenses at the property.

SECTION 2 • FINANCIAL ANALYSIS



**(7.35% CAP RATE) DADE CITY PURE NNN MARATHON GAS STATION W/  
SIGNATURE "GO MARKET" C-STROE FOR SALE!**

13851 7th Street , Dade City , FL 33525

**INCOME STATEMENT\***

**INCOME STATEMENT**

Property Name: DADE CITY MARATHON STATION W/ SIGNATURE "GO MARKE" T C-STORE!

Purchase Price: \$2,100,000  
2025 CAP RATE: 7.3%  
2030 CAP RATE: 8.0%  
2035CAP RATE: 9.0%  
2040 CAP RATE: 11.0%  
2045 CAP RATE: 12.0%

	2025	2030	2035	2040	2045
<b>INCOME</b>					
RENT	\$153,600	\$169,587	\$187,238	\$222,939	\$245,233
<b>POTENTIAL GROSS INCOME</b>	<b>\$153,600</b>	<b>\$169,587</b>	<b>\$187,238</b>	<b>\$222,939</b>	<b>\$245,233</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$153,600</b>	<b>\$169,587</b>	<b>\$187,238</b>	<b>\$222,939</b>	<b>\$245,233</b>
<b>EXPENSES - (PURE NNN- TENANT IS RESPONSIBLE FOR ALL EXPENSES)</b>					
UTILITIES (WATER/SEWER)	\$0	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$0	\$0	\$0	\$0	\$0
PROPERTY TAX	\$0	\$0	\$0	\$0	\$0
<b>OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$153,600</b>	<b>\$169,587</b>	<b>\$187,238</b>	<b>\$222,939</b>	<b>\$245,233</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$153,600</b>	<b>\$169,587</b>	<b>\$187,238</b>	<b>\$222,939</b>	<b>\$245,233</b>
<b>NCF AFTER DEBT SERVICE</b>	<b>\$153,600</b>	<b>\$169,587</b>	<b>\$187,238</b>	<b>\$222,939</b>	<b>\$245,233</b>
<b>RETURNS AND CAP RATE</b>					
	2025	2030	2035	2040	2045
<b>PURCHASE PRICE</b>	(\$2,100,000)				
<b>CASH FLOW FROM OPERATIONS</b>	\$153,600	\$169,587	\$187,238	\$222,939	\$245,233
<b>TOTAL UNLEAVERED CASH FLOW</b>	(\$2,100,000)	\$153,600	\$169,587	\$187,238	\$245,233
<b>AVERAGE CAP RATE</b>	<b>9.32%</b>	<b>7.3%</b>	<b>8%</b>	<b>9%</b>	<b>11%</b>

\*\* LEASE IS PURE NNN, TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY.

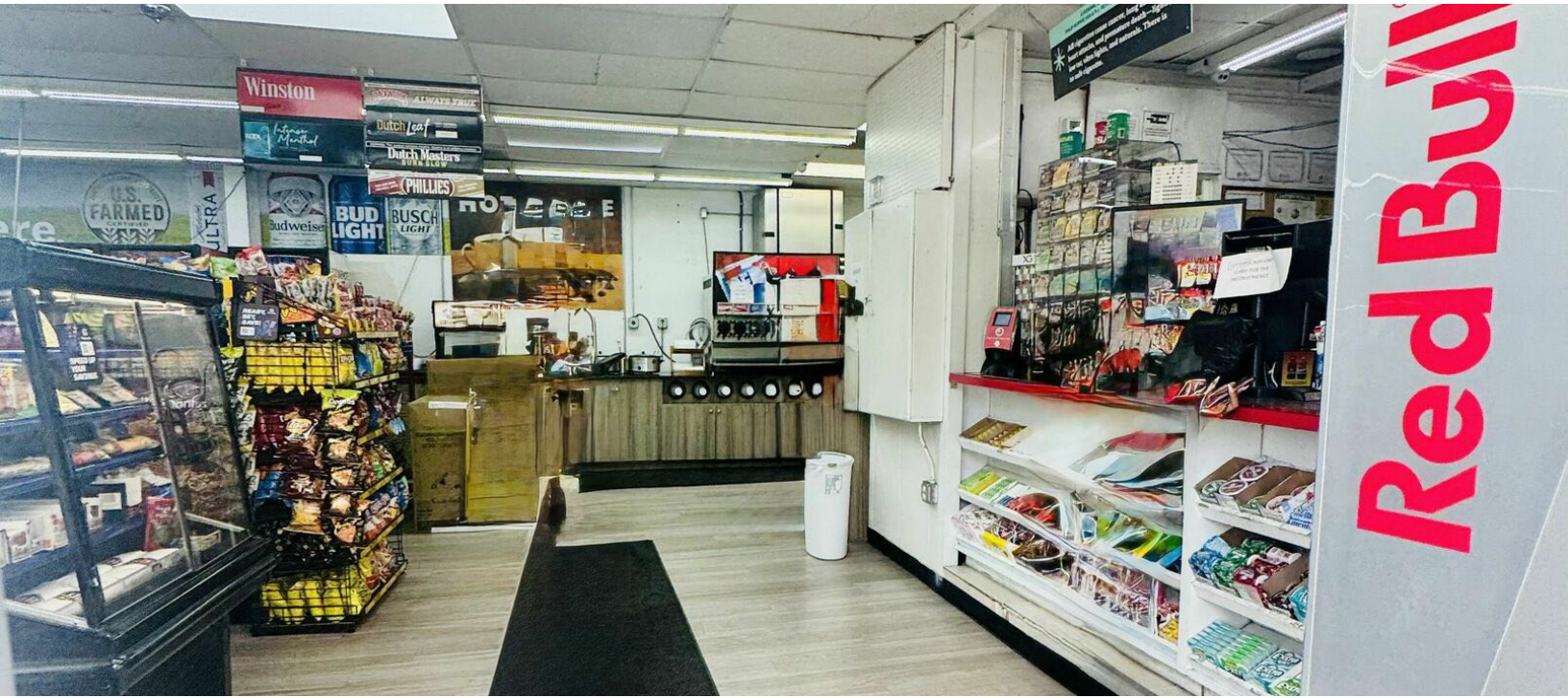
SECTION 2 • FINANCIAL ANALYSIS



## (7.35% CAP RATE) DADE CITY PURE NNN MARATHON GAS STATION W/ SIGNATURE "GO MARKET" C-STROE FOR SALE!

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### PROPERTY DESCRIPTION



#### PROPERTY DESCRIPTION

CURRENTLY, THE PROPERTY HAS A BRAND-NEW 20-YEAR PURE NNN LEASE THAT WILL BE SIGNED AT CLOSING AND RUN FOR A FULL 20-YEAR TERM. THE RENTAL RATE STARTS AT \$12,800 (PER MONTH) IN 2025 AND WILL INCREASE BY 2% EVERY YEAR UNTIL THE END OF THE 20-YEAR TERM. EVEN BETTER IS THE FACT THAT THE TENANT HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY AND FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED AND BACKED BY A MARATHON SUPPLY AGREEMENT THROUGHOUT THE LIFE OF THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF 7.3%. WITH THE RENTAL INCREASES EVERY YEAR BUILT INTO THE CURRENT LEASE, THIS NUMBER WILL ONLY GROW! BY 2040, THE BUYER WILL EASILY SURPASS A CAP RATE OF 11%, AND THIS WILL RISE 5 YEARS LATER TO OVER A 12% CAP RATE WITH AN UPSIDE FOR MORE AFTER THE INITIAL TERM.

THIS IS THE PERFECT INVESTMENT OPPORTUNITY FOR SOMEONE LOOKING TO LOCK IN A STRONG LONG-TERM INCOME, \$153,600 MINIMUM PER YEAR, WITH A STRONG AND PROVEN TENANT. THE OPERATOR (TENANT) HAS MANY OTHER GAS STATIONS IN THE SURROUNDING AREA AND HAS BEEN RUNNING AND OPERATING GAS STATIONS FOR OVER 35 YEARS. THEY ARE SEASONED PROFESSIONALS WHO HAVE A STRONG TRACK RECORD AND A PROVEN BUSINESS MODEL THAT HAS BEEN WORKING FOR YEARS!

ONE MAJOR ADVANTAGE FOR AN INVESTOR IS HOW EASY THIS ASSET IS TO MANAGE. DUE TO THE FACT, THE TENANT IS RESPONSIBLE FOR ALL EXPENSES, INCLUDING BUT NOT LIMITED TO ALL PROPERTY REPAIRS, MAINTENANCE, UTILITIES, ALL OTHER CAM CHARGES, PROPERTY TAXES, AND INSURANCE AT THE PROPERTY. THIS ASSET IS VERY EASY TO MANAGE AND MAINTAIN FOR A BUYER WHO LIVES IN THE AREA OR EVEN AN OUT-OF-STATE INVESTOR! IT IS VIRTUALLY IMPOSSIBLE TO FIND ANY PURE NNN MARATHON GAS STATION ON THE MARKET PRODUCING A (7.3%-12%) CAP RATE, 9.32% AVERAGE CAP RATE THROUGHOUT THE LEASE, LOCKED IN FOR THE NEXT 20 YEARS! THIS OPPORTUNITY WILL NOT LAST LONG AS THE SECURITY OF THE TENANT IS IN PLACE, AND THE RENTAL UPSIDE IS IMPOSSIBLE TO FIND ANYWHERE IN THIS MARKET.

THE RECENT UPGRADES AND RENOVATIONS ONLY ADD TO THE FUTURE VALUE OF THIS AMAZING ASSET! RECENT RENOVATIONS INCLUDE BUT ARE NOT LIMITED TO A NEW ROOF, NEW HVAC, NEW PUMPS, NEW CANOPY, NEW EXTERIOR AND INTERIOR PAINT, FULLY REDONE GO MARKET C-STORE, AND MUCH MORE!

#### SECTION 2 • FINANCIAL ANALYSIS





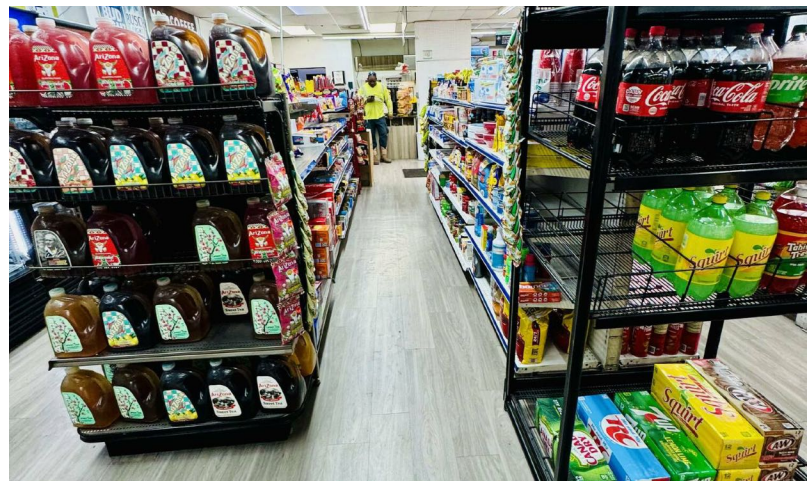
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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- 4-PUMP MARATHON GAS STATION IN DADE CITY, FL!
- LOCATED LESS THAN A HALF MILE OFF OF I-4!
- 20-YEAR PURE NNN LEASE WITH TWO 5-YEAR OPTIONS!
- 2% RENTAL INCREASES EVERY YEAR, THROUGHOUT THE TERM OF THE LEASE.
- 10% CAP RATE ON AVERAGE THROUGHOUT THE 20-YEAR TERM (INCLUDING LEASE OPTIONS!)
- 7.3% CAP RATE IN 2025!
- 8% CAP RATE IN 2030!
- 9% CAP RATE IN 2035!
- 11% CAP RATE IN 2040!
- RECENT SITE RENOVATIONS INCLUDE NEW HVAC, ROOF, PUMPS, CANOPY, SIGNAGE, PAINT, AND THE NEWLY RENOVATED "GO MARKET" INSIDE STORE WITH MANY INTERIOR UPDATES!
- STRONG TENANT IN PLACE WITH OVER 36 YEARS OF GAS STATION OPERATION EXPERIENCE AND EXTREMELY STRONG FINANCIALS!



#### SECTION 2 • FINANCIAL ANALYSIS





# LOCATION INFORMATION



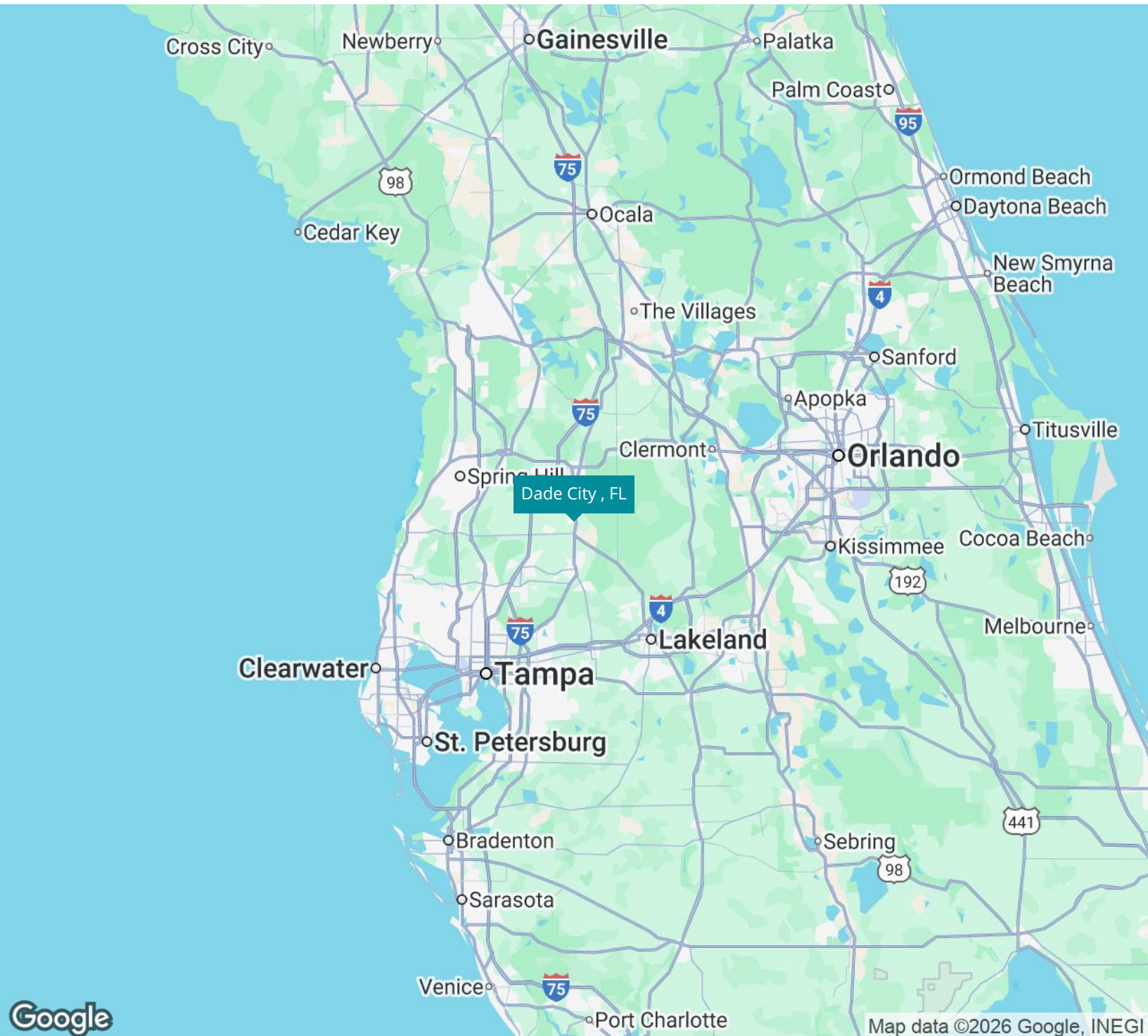




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**REGIONAL MAP**



**SECTION 3 • LOCATION INFORMATION**

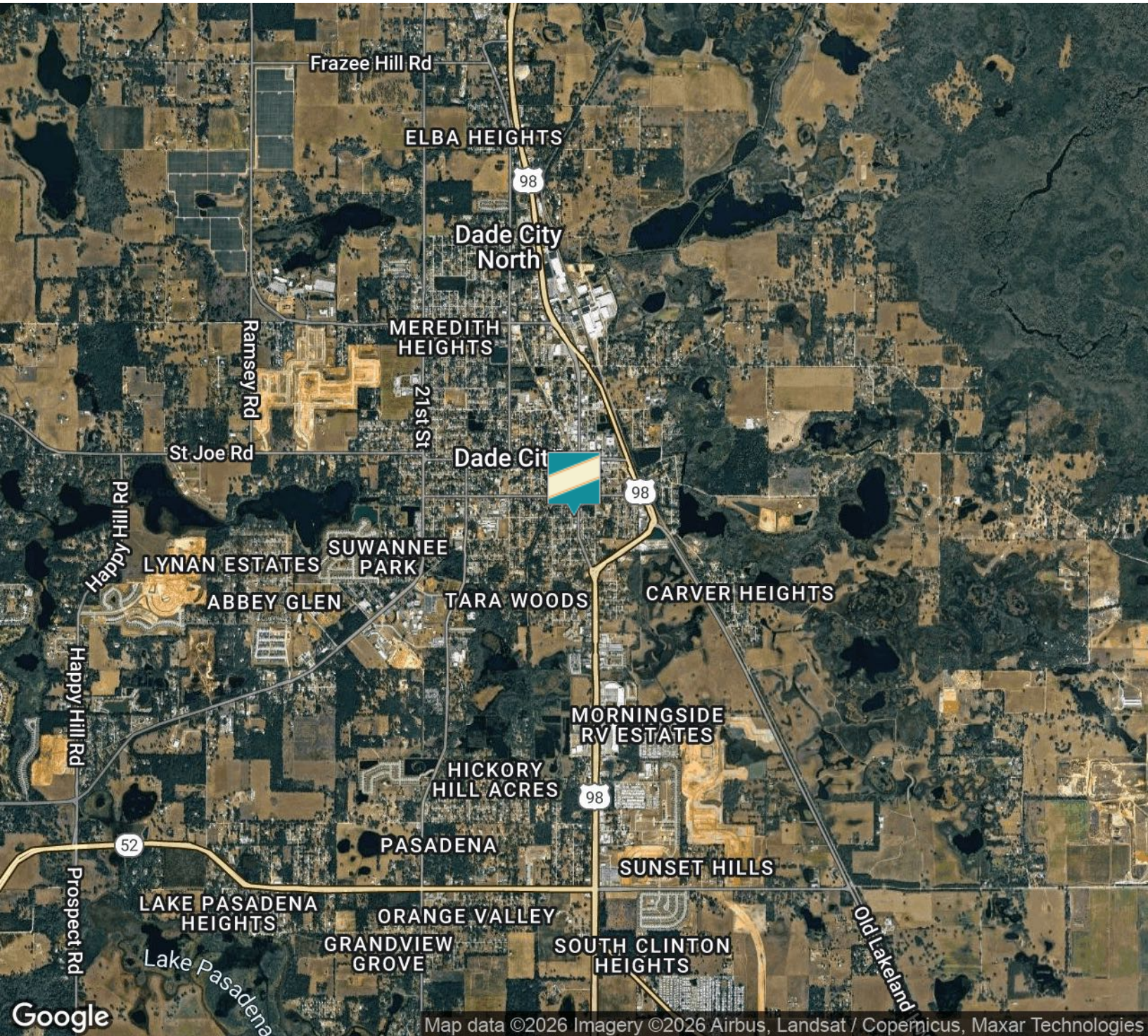




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## LOCATION MAP



### SECTION 3 • LOCATION INFORMATION

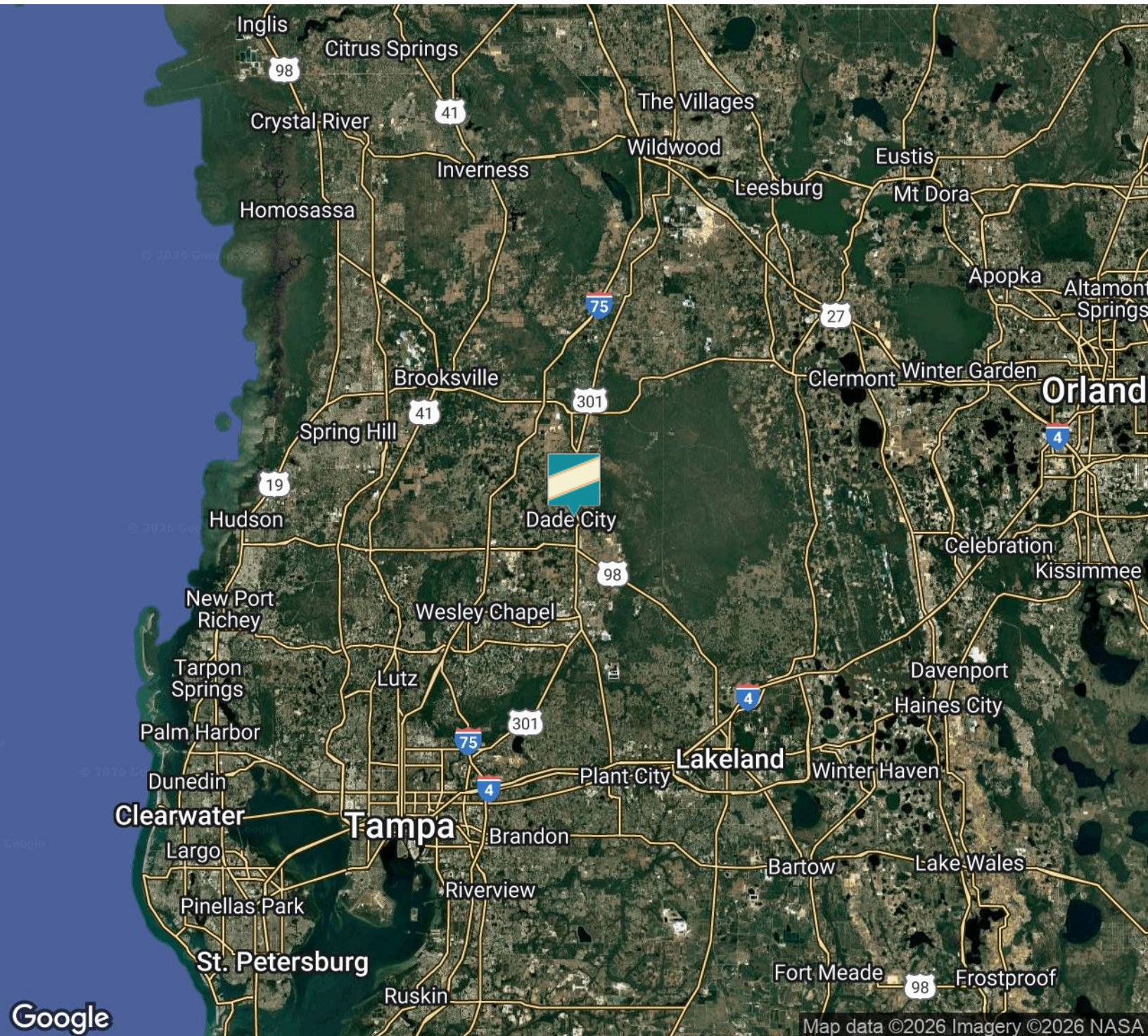




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AERIAL MAP



SECTION 3 • LOCATION INFORMATION





# ADVISOR BIOS







## (7.35% CAP RATE) DADE CITY PURE NNN MARATHON GAS STATION W/ SIGNATURE "GO MARKET" C-STROE FOR SALE!

13851 7th Street , Dade City , FL 33525

### ADVISOR BIO & CONTACT 1

#### DAVID ROSENTHAL

V.P. Commercial Sales



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C 813.245.7333  
david@grimaldicommercialrealty.com

#### PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

#### EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.



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### ADVISOR BIO & CONTACT 2

#### KARI L. GRIMALDI/ BROKER

President



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FL #BK3076744

#### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

#### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member